

ARTHUR A. ROBERTSON

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Homer & Robertson,

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If you have property for sale, list it with us.

If you are in the market to buy, call on us.

We have on our list improved properties in business center at from \$30,000 to \$75,000.

Unimproved prospective business property close in.

A few fine residences ranging in price at from \$5,000 to \$15,000.

Smaller homes at from \$1,500 to \$4,500.

Some of the finest Terrace or Apartment House sites, close in.

Building lots in all sections at from \$50 to \$4,750.

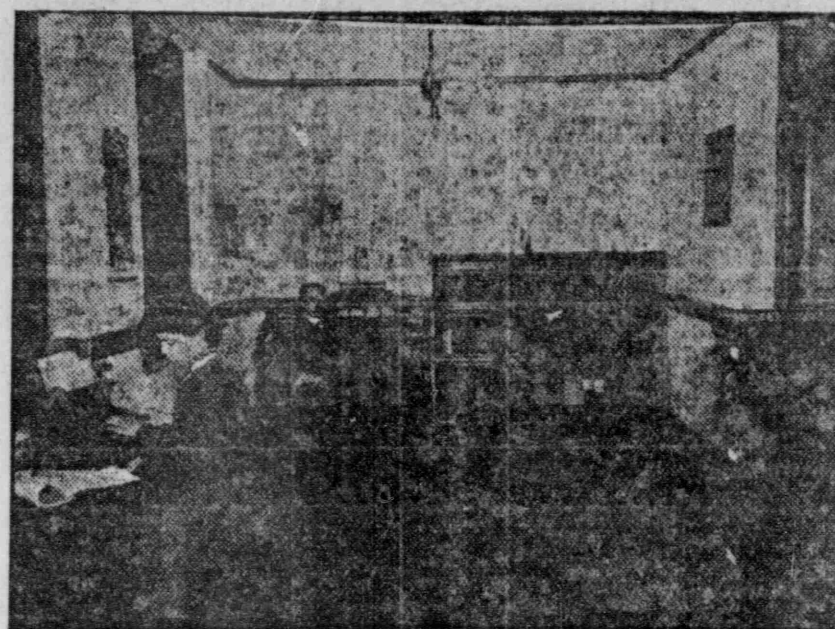
Several high-grade income-paying properties.

Trackage and warehouse sites.

Homer & Robertson Inv. Agts, Deseret National Bank Bldg
Main and First South Sts, Salt Lake City. Both Phones 142

C. F. Little & Co., Real Estate & Loans.

We
Want
Your
Business
See
Us.



We
Have
Bargains
to Offer.
See
Us.

Offices: 209-210 Atlas Block, Salt Lake City.

stant Increase in Value

Peak, in the extreme north-
t of the city because of the
undertakings in the valley
mies away. The influence is
ing the foothills on the East
ad down the valley as far as
reaches.

ity in Business Property.

ss property has felt the stim-
effects of the vast industrial
nts in the community even
han the residence property.
have been comparatively few
s of property in the business
but those few indicate clearly
going forward and what may
ed for when the real move-
gins.

has been no radical change in
sion as regards the business
since a year ago. Main street
st to Third South is still con-
the best business property in
The west side of these two
th the shade in the afternoon
e women in summer do most
shopping. Is the cream of the
property of the city. Other
property is valued in propor-
tion to these two blocks.
s the intersection of Main and
South streets has been con-
the center of business activity
ity.

majority of the big deals in
property during the past year
on State and Third South
The best single purchase of
was the corner of Third
ad Main by Mrs. Mary Judge
900. Another large deal was
share of the First Methodist
property on Third South
by Frank Knox and Gus
A number of good purchases
street were recorded. This
seemed to have attractions for
Angels investors who visited
during the summer. The pur-
the old Progress block, en-
set, by the Tribune company
o was one of the significant
he latter part of the year.

agency to extend the business
of the city was more marked
the year just closed than in
sars past. The drift has been
business center at the inter-
of Main and Second South in
ction of the city and county

building. This means the develop-
ment of Second and Third South
streets east of Main and the making
of some portions of State street a re-
tail district. The movements in this
direction is accounted for by the drift
of population in the city which is un-
doubtedly east and south, and by the
fact that the street car system makes
it easy to reach this section of the
business district.

Naturally the wholesale district of
the city is on the west side of the city
because of the location of the rail-
roads. South Temple, First, Second
and Third South are building up in
the direction of the railroads and
away from the retail district of the
city. The definite location of the
union depots will make changes in this
district, but they will not be radical,
at least not in the immediate future.

After analyzing all the other influ-
ences that have been at work during
the year to stimulate activity in real
estate it is doubtful if any one of them
has exerted an influence as great as
has been exerted by the improvements
of the streets by the city administra-
tion. For the first time in its history
Salt Lake City took up systematically
the work of constructing permanent
sidewalks. A great amount of this
work was done with the result that
sections of the city that have heret-
ofore been considered undesirable as
places of residence have been rendered
desirable and the values of the real
estate greatly increased. The sewer-
ing of the city, the covering of canals
and the extension of the water mains
have assisted greatly in this impor-
tant matter.

When the totals for the year have
been made up it will be found that a
very large proportion of the real estate
business of the year consists of the
sale of small lots at reasonable prices,
upon which the purchasers have erect-
ed neat little homes. The grand total
of these sales will not be large, but the
sales mean great things for the future
of the city. It means that Salt Lake
City is becoming more and more each
year a city of homes and this in turn
means permanent prosperity.

There are now upward of 100 real estate
dealers and firms in the communi-
ty. It is expected that there will be
many more in the spring when busi-
ness opens up with a rush, as it is ex-
pected to do. The dealers have organ-
ized themselves into an association for

mutual protection and benefit, and to
enable them to pull together for the
good of the city.

Outlook for the Future.

The outlook for the future is good.
All acknowledge that the city is des-
tined to grow. Some of the more san-
guine predict a population of 100,000 by
the time the next census is taken, and
a population of 150,000 in 1915. If these
predictions are verified it will mean a
greatly expanded business district and
a greatly expanded residence district.
This will mean the changing of hands
of many million dollars' worth of real
estate. This will mean a benefit con-
ferred upon the present holders, on the
city in general and on the purchasers.

The Commercial club, the Real Estate
association and the Manufacturers
& Merchants' association are all
working to bring industries to Salt
Lake City and to regulate the freight
rates so that manufacturers can bring
cheap raw materials to the local fac-
tories and in this way make it possible
to ship out the manufactured products
at a profit. These efforts are certain
to bring good results. The establish-
ment of new industries means the
building of additional homes and this
in turn means the sale of real estate.

There are no obstacles in sight to
hold the city back from a considerable
growth. There are many forces at
work to push it forward. It is impos-
sible to see why the year just opening
should not be one of the best in the
whole history of the community for
the real estate dealers and for the in-
vestors as well.

One dark cloud that hung over the
city for many years threatening its
future was lifted during the past year
by the inauguration of a comprehen-
sive water system. The larger part of
Big Cottonwood creek was secured for
the city by means of an exchange of
Utah lake water with the farmers hold-
ing primary rights in the stream. The
amount secured from this stream alone
will double the present city water sup-
ply. In addition to this the founda-
tion was laid for the securing in time
of most of the water of Little Cotton-
wood and Mill creek on the same gen-
eral terms. This solution of the water
problem is the greatest piece of work
done by the city in many years. It
was the best blow ever struck for
Greater Salt Lake. Its good effects
will make themselves felt as the years
pass.

251 SO. MAIN.

The Smelters, the Railroads
and conditions in general seem
to promise us a banner year
during

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and we cordially invite you to
share with us in the good
things that should be ours.

Member S. L. Real Estate
Association.

O
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S

HOUSTON REAL ESTATE
Incorporated.
INVESTMENT COMPANY.

T
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TELEPHONES 27.

Idle money should be invest-
ed. Make it earn you some-
thing. It works 24 hours out
of every day. A few hundred
dollars may prove the nucleus
of your fortune. Own your
own home if you do not now.
We can show you how during

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"We can match anything,
anywhere."

EDWARD M. ASHTON

A BROKER

Real Estate, High Grade Stocks and Bonds
Bought and Sold on Commission.

Rooms 301-303 News Building. "Head of Main St".

W. J. Halloran

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Especially Attention Given to
the Care of Office Buildings,
Stores, Collection of Rents,
Etc.

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Salt Lake City and Grand Rapids, Mich.



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year a lively one in
Real Estate Circles—
more so than last
year. "We have the
goods" to deliver.
"While they last" at
last year's prices. In-
vest your surplus
where it will be safe
in good real estate,
and then if your
mines or business en-
terprises fail to "pan
out," you'll still have
some of "the safe."

SOME business "buys that are buys."
SOME trackage nearby at prices that will move.
SOME modest homes at modest prices.
SOME fine homes at finer figures.
SOME vacant lots at half off rates.
SOME farms that would cheer the husbandman.
SOME garden and fruit tracts, that grow and bear.
SOME acreage, at prices rare—"and then SOME."
Ours is the greatest in Utah—always see us when
you wish to buy or sell. We are general middlemen
for buyers and sellers—and, our expert knowledge
of the business, from long experience, enables us to ac-
complish quickly, what you or the unskilled might
work at for months.

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WE HAVE BUSINESS PROPER-
TIES FROM \$100 A FOOT TO \$3,000.
HOMES FROM \$300 TO \$20,000.
VACANT LOTS FROM \$10 TO \$3,000.
FARMS FROM \$300 TO \$35,000.
LIST YOUR PROPERTIES WITH
US. WE CAN SELL IT IF YOU ARE
LOOKING FOR SNAPS, SEE US.

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